

**LA BORGATA**  
**3901 - 3911 PARK DRIVE**  
**EL DORADO HILLS, CA**  
**FOR LEASE**  
**1,551 SF RETAIL SPACE AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

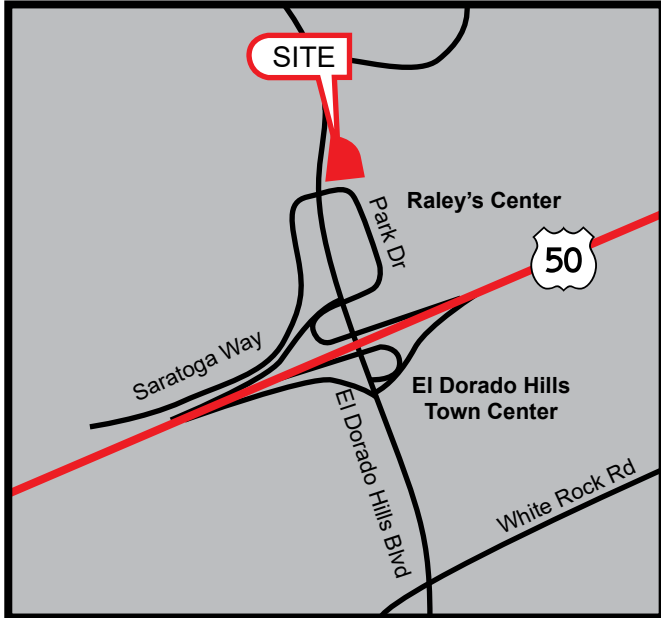
**Joey Chiurazzi**  
DRE: #02123466  
joey@ethanconradprop.com

**Austin Barron**  
DRE: #02082721  
abarron@ethanconradprop.com

**916.779.1000**

FEATURES:

- Premier destination in the heart of the affluent El Dorado Hills community
- Beautiful storefronts featuring lavish Mediterranean style architecture
- Strong daytime population and outstanding household income demographics
- End cap unit available with excellent visibility
- Convenient access to and from Hwy 50



PROPERTY DETAILS:

La Borgata is a luxurious mixed-use center located in the heart of El Dorado Hills. The center features six beautiful buildings and plush landscaping that give it the feel of a Mediterranean Village. The center is anchored by high profile tenants: Sky Sushi & Bank of America.

Neighboring tenants include: Raley's, Walgreens, Nugget Market, Target, Regal Cinemas, & Starbucks.



Tenants save up to 10% vs traditional utility costs.

LEASE RATE:

Suite 100: 1,551 SF \$4,575.00, NNN (\$2.95 PSF)

NNN costs are approximately \$0.65 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	6,697	52,850	119,230
2024 Average HH Income:	\$207,793	\$210,991	\$187,774
Traffic Count @ El Dorado Blvd:	57,699		

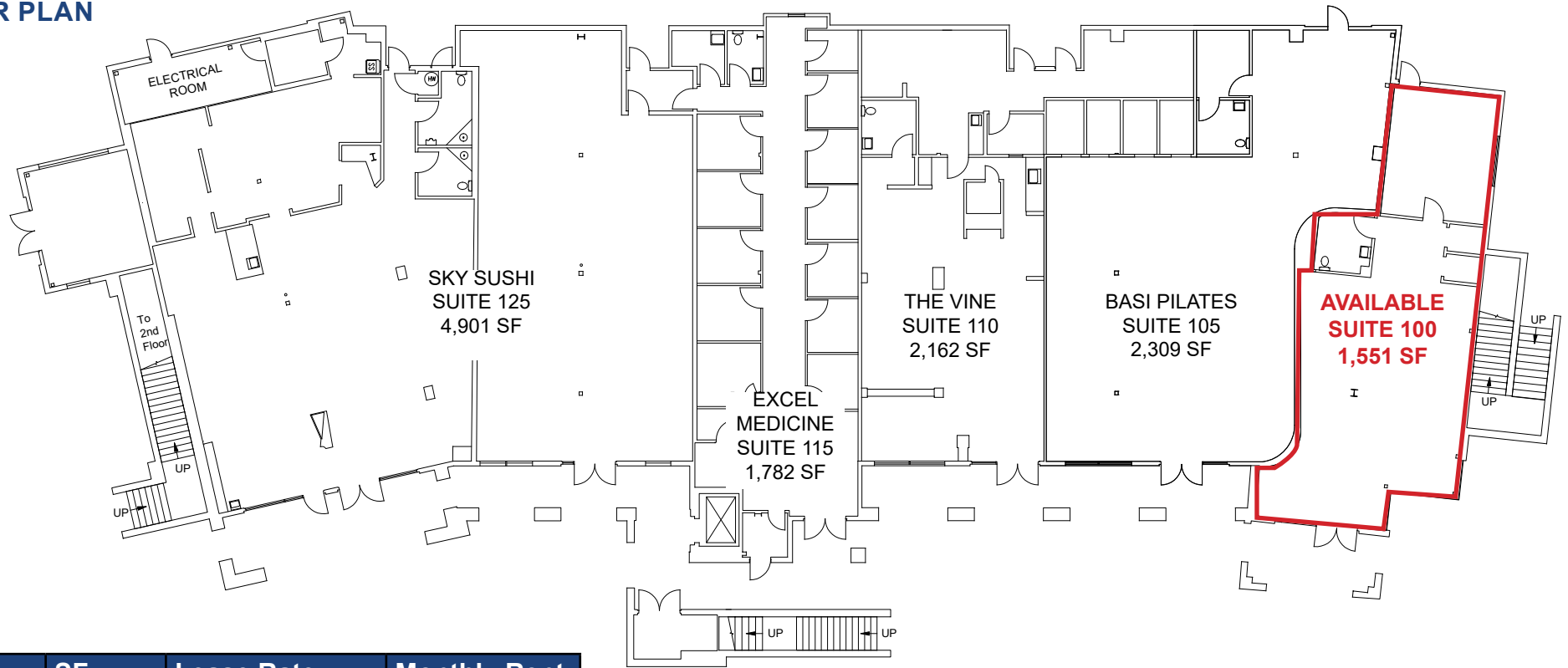
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3907 PARK DRIVE  
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
100	1,551	\$2.95 PSF, NNN	\$4,575.00
NNN costs are approximately \$0.65 PSF.			

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SITE PLAN



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